

Washoe County Planning Commission



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**COMMUNITY  
SERVICES DEPARTMENT**

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**Development Code Amendment Case Number WDCA23-0002  
(110 Update Envision Washoe 2040)**

October 16, 2023

# Case Description



For hearing, discussion and possible action to initiate an amendment and approve a resolution to amend: Washoe County Code Chapter 110 (Development Code) by adding various sections and maps to multiple articles within Divisions two, three, four and eight, in order to transfer existing regulatory language found in the 2010 Washoe County Master Plan to the development code as part of a comprehensive update to the master plan (Envision Washoe 2040). The following articles have been amended by adding new sections thereto: Article 204 Forest Area to add sections related to Matera Ridge Community Modifiers, Mt. Rose Scenic Highway Commercial Modifiers, Mt. Rose Resort Services Area, and Specific Plans; article 206 High Desert area to add sections related to temporary residential development, Squaw Valley Reservoir Community Modifiers, Downtown Gerlach Community Modifiers, and Specific Plans; Article 208 North Valleys area to add sections related to Avigation Easements, Golden Valley Community Modifiers, Lemmon Valley Community Modifiers, and Specific Plans; Article 210 South Valleys area to add sections related to Old Washoe City Community Modifiers, development standards and allowed uses, and Steamboat Valley Community Modifiers, development standards and allowed uses; Article 212 Southeast Truckee Meadows area to add a section related to public access easements in the Virginia range; Article 216 Spanish Springs area to add sections related to western theme design standards, business park design standards, Specific Plans, the Spanish Springs Airport, and allowable uses in the Spanish Springs planning area; Article 218 Sun Valley area to add sections related to Downtown Sun Valley Design and Development Standards, and specific plans; Article 226 Warm Springs area to add sections related to export of native water resources and Palomino Valley Community Modifiers; Article 302 allowed uses to add a section related to diesel power generation; Article 340 Industrial Performance Standards to add sections related to building design and air quality; Article 406 Building Placement Standards to add a section related to common open space fences; Article 820 Amendment of Master Plan to add a section related to administrative amendments; and Articles 204, 206, 208, 210, 216, 218 and 226 for the addition of planning area community maps; and all matters necessarily connected therewith and pertaining thereto.

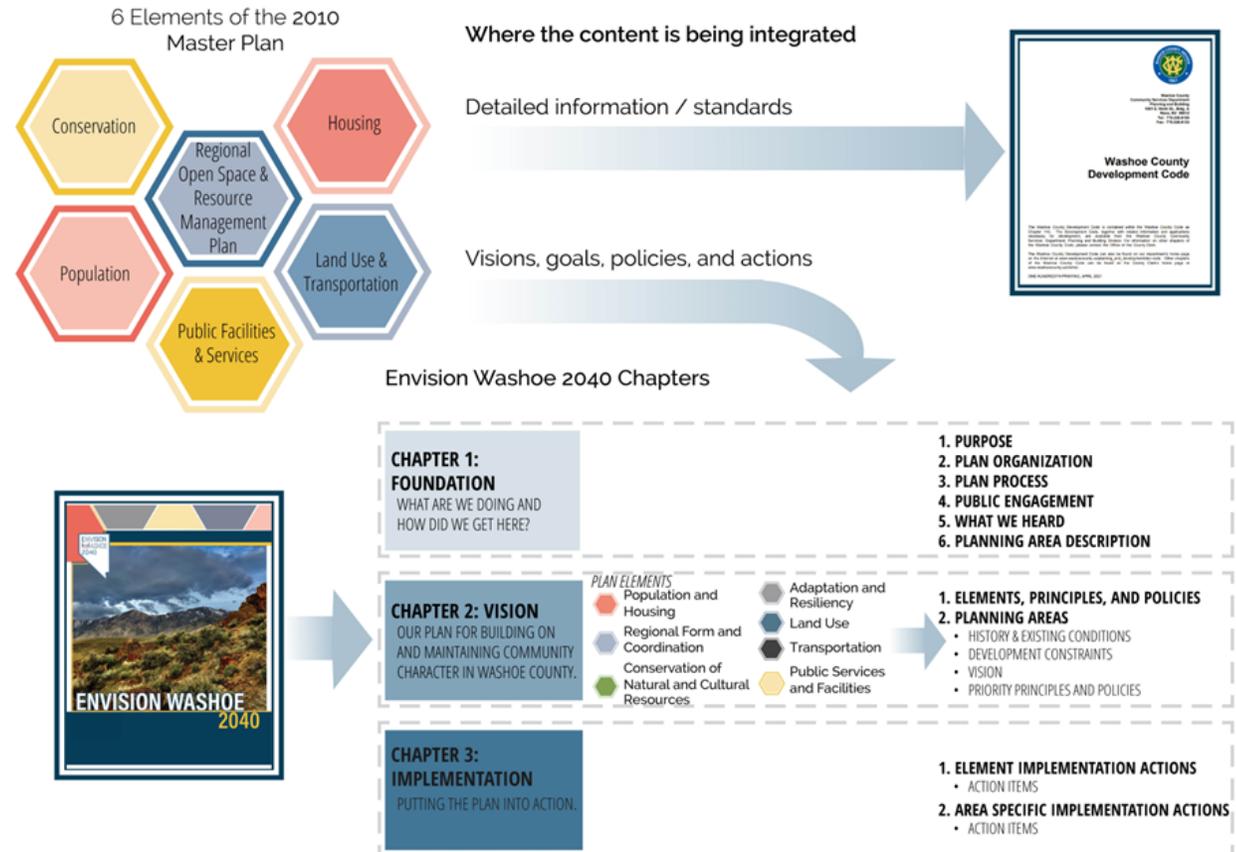
If the proposed amendments are initiated, the Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or recommend denial. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

# Proposed Amendments



- Article 204 Forest Area
- Article 206 High Desert Area
- Article 208 North Valleys Area
- Article 210 South Valleys Area
- Article 212 Southeast Truckee Meadows Area
- Article 216 Spanish Springs Area
- Article 218 Sun Valley Area
- Article 226 Warm Springs Area
- Article 302 Allowed Uses
- Article 340 Industrial Performance Standards
- Article 406 Building Placement Standards
- Article 820 Amendment of Master Plan

Concepts Integration:



# Modifiers



- Article 204 Forest Area
- Article 206 High Desert Area
- Article 208 North Valleys Area
- Article 210 South Valleys Area
- Article 212 Southeast Truckee Meadows Area
- Article 216 Spanish Springs Area
- Article 218 Sun Valley Area
- Article 226 Warm Springs Area

SECTION 21. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.216.65 and read as follows:

Section 110.216.65 Business Park Design Standards. These Business Park Design Standards set forth development standards for certain uses within the Spanish Springs Planning Area. The areas in which these standards apply are identified as “Business Park” on Map 110.216.1 Spanish Springs Planning Area Communities. The standards establish specific criteria regarding architecture, lighting, noise, signs, screens and buffers, and certain infrastructure by which each proposal shall be evaluated for compliance and approval. With the exception of land uses associated with mining and education, these standards will be applied to all non-residential uses within the area designated as “Business Park” on Map 110.216.1 Spanish Springs Planning Area Communities.

(a) Design Review Process. These standards supersede Sections 110.216.10 through 110.216.25 of the Washoe County Development Code in the specific “Business Park” geographic areas identified on Map 110.216.1 Spanish Springs Planning Area Communities for their application.

Residential Use Types  
(See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	GC	NC
Family Residential		
Attached Accessory Dwelling **	S <sub>2</sub>	S <sub>2</sub>
Detached Accessory Dwelling	--	--
Detached Accessory Structure	--	A
Duplex	--	S <sub>2</sub>
Multi Family	--	--
Single Family, Attached	--	S <sub>2</sub>
Single Family, Detached	--	S <sub>2</sub>
Manufactured Home Parks	--	--
Residential Group Home	--	S <sub>2</sub>

Civic Use Types  
(See Sections 110.302.10 and 110.302.15 for explanation)

Civic Use Types (Section 110.304.20)	GC	NC
Administrative Services	A	A
Child Care		
Family Daycare	S <sub>2</sub>	S <sub>2</sub>
Large-Family Daycare	S <sub>2</sub>	S <sub>2</sub>
Child Daycare	S <sub>2</sub>	S <sub>2</sub>
Community Center	S <sub>2</sub>	S <sub>2</sub>
Convalescent Services	S <sub>2</sub>	S <sub>2</sub>
Cultural and Library Services	A	A
Education	S <sub>2</sub>	S <sub>2</sub>
Group Care	P	P
Hospital Services	--	--

...ent, Sections 110.216.10 through 110.216.25 ...ced by Washoe County staff when evaluating ...ns from these standards may be permitted at ...r of Planning and Building has made a ...ntial conformance with the intent of these ...possibility for compliance with all applicable ...for all work performed on the premises by or

# Regulation of Uses



- Article 302 Allowed Uses
- Article 340 Industrial Performance Standards

SECTION 29. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.302.45 and read as follows:

**Section 110.302.45 Diesel Power Generation.** Within the Truckee Meadows Service Area (as defined in and by the Truckee Meadows Regional Plan), Washoe County will prohibit the use of diesel oil fueled, internal combustion power generation units synchronized with the regional electric grid, except for emergency conditions, unforeseen grid disturbances, maintenance activities or transmission limitations.

SECTION 30. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.340.70 and read as follows:

**Section 110.340.70 Building Design.** Buildings larger than 50,000 square feet must include articulated, decorated facades and height variations and transparency (e.g., windows).

SECTION 31. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.340.75 and read as follows:

**Section 110.340.75 Air Quality.** Discretionary permits likely to include combustible engines idling for periods longer than 10 minutes shall include conditions of approval addressing this issue to the satisfaction of the Community Services Department.

- Article 406 Building Placement Standards

SECTION 32. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.406.50 and read as follows:

**Section 110.406.50 Common Open Space Fences.** Fencing installed along common open space areas within subdivisions should consist of an “open fence” design (e.g., split rail or equivalent).

- Article 820 Amendment of Master Plan

SECTION 33. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.820.75 and read as follows:

**Section 110.820.75 Administrative Amendments.**

- (a) Purpose of Administrative Amendments.** The purpose of this section is to specify those amendments that can be made to the Master Plan administratively, and that have no substantive effect on the text of the plan.
- (b) Requirements for Inclusion.** To qualify for an administrative amendment under this section, the amendment must be:
  - (1)** A change in spelling or grammar to correct a typographical error, including, without limitation, misspellings, incorrect cross-references, and grammatical errors; or
  - (2)** A change made to update a hyperlink to an external plan or document.
- (c) Administrative Process.** The Director shall have the sole authority to initiate an administrative amendment to the Master Plan that qualify under 110.820.75 (b).

# Findings of Fact



Washoe County Code Section 110.818.15(e) requires the Planning Commission to make **at least one** of the following findings of fact:

1. Consistency with Master Plan
2. Promotes the purpose of the Development Code
3. Response to changed conditions
4. No adverse effects

# Possible Motion (Page 7 of staff report)



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA23-0002, to amend Washoe County Chapter 110 (Development Code) within Articles 204, 206, 208, 210, 212, 216, 218, 226, 302, 340, 406, and 820 as reflected in the proposed ordinance contained in Exhibit A-1. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on all of the following four findings in accordance with Washoe County Code Section 110.818.15(e).

# Thank you

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